



Delegated Report

Householder Planning Application

Planning Application No: 20230619

Location: 80 Downs Road Istead Rise Gravesend Kent

Description: Erection of a part single/double storey rear extension, first floor rear dormers enlarged; extension of garage with addition of a pitched roof and formation of a driveway with subsequent engineering operation.

Applicant: Mr Ben Knowles

Site Visit Date: 24/08/2023

Submitted Documents/Plans

- Application Form
- Drawing No: 10136/11 (Existing/Proposed Site Sections)
- Drawing No: 10136/10 REV A (Existing/Proposed Block Plans)
- Drawing No: 10136/04 REV A (Proposed First Floor Plan)
- Drawing No: 10136/08 REV A (Garage Proposed Plans and Elevations)
- Drawing No: 10136/07 REV 0 (Garage Existing Plans and Elevations)
- Drawing No: 10136/02 REV A (Existing Elevations)
- Drawing No: 10136/01 REV 0 (Existing Floor Plans)
- Drawing No: 10136/06 REV 0 (Proposed Sections)
- Drawing No: 10136/08 REV A (Site Location Map and Proposed Block Plan)
- Drawing No: 10136/05 REV B (Proposed Elevations)
- Drawing No: 10136/03 REV A (Proposed Ground Floor Plans)

Superseded

- ~~Drawing No: 10136/10 REV 0 (Existing/Proposed Block Plans)~~
- ~~Drawing No: 10136/03 REV 0 (Proposed Ground Floor Plans)~~
- ~~Drawing No: 10136/05 REV A (Proposed Elevations)~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
19480941	The erection or making of one double and two single garages.	Permitted	26.07.1948
19860039	Erection of 3 8m high retaining wall and erection of double garage at the front with parking space alongside	Permitted	24.02.1986
20230285	Erection of a ground floor rear extension, enlarging of first floor dormers of main dwelling and erection of first floor office over existing detached garage.	Refused	23.05.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out those policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and The review found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02 due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2021), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2021)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving well-designed places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC – Highways Officer

I have no highway objections; the proposal is similar to what already exists at neighbouring properties. However, the surface water drainage will have to be carefully designed to ensure it complies with the requirements of the Building Regulations, whilst preventing water discharging onto the highway.

Neighbouring properties

The application was advertised by way of site notice and letters to 6 surrounding properties. The consultation period expired on 19.05.2023 and one supporting comment was received.

The main points made were:

- The proposal is an improvement to the area

- Adequate drainage for the steep drive must be ensured for water run off

Analysis

Background

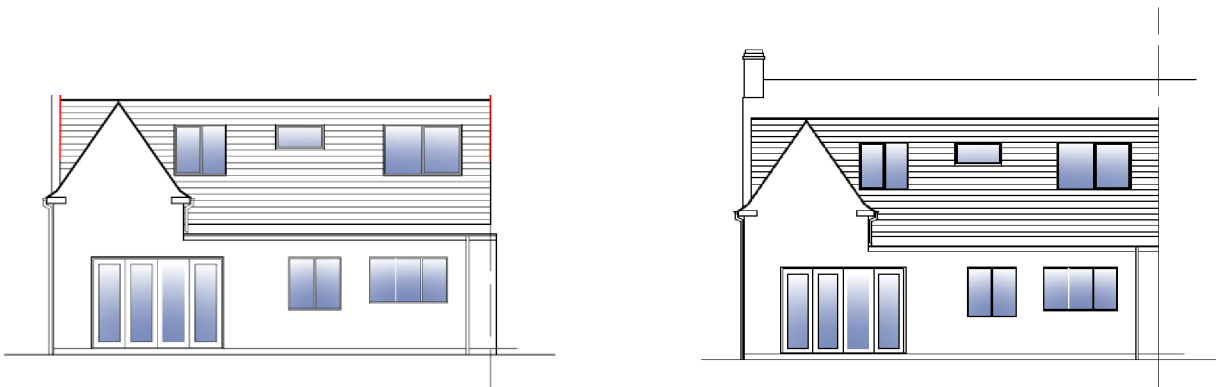
The current application is a resubmission of 20230285 which was refused on the below grounds;

1. *The proposed extensions will result in development which constitutes over development due to their bulk and scale and reflect poor design which is not subservient to the original property contrary to Policy CS19 of the Local Plan Core Strategy 2014 and Paragraph 130 of the National Planning Policy Framework (2021).*
2. *The proposed alterations to the garage are unacceptable, the extension and introduction of a first-floor area would result in in a cramped over-development of the site that would be out of keeping with the character and appearance of the layout of the residential properties in the surrounding area. The proposal is therefore considered to be contrary to the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraph 130 the National Planning Policy Framework (2021).*

In order to determine whether the current application is acceptable it will be necessary to ascertain whether the previous reasons for refusal have been adequately addressed.

Procedural Matters

The original plans show the single storey rear extension as projecting past the common boundary, however the agent has since revised the plans to show the development to be contained within the common boundary and so a certificate B is no longer required.



Furthermore during an officer site visit on 24th August it was noted that there were some works being carried out at the roof of the property. The applicant advised the works being undertaken were remedial works to a leaking roof.



Proposal

The proposal will partially extend the rear dormer on top of the existing single storey rear projection and the proposed single storey rear extension. It will have a width of approx. 9.9m, a depth of approx. 2.8m and a height of approx. 2.2m. The rear elevation will also include a first floor extension to a rear facing gable so that it extends up onto the first floor. The changes will increase the number of bedrooms from 2 to 4 bedrooms.

The single storey rear extension will serve as an infill. It will span approx. 5m and project approx. 3.6m with a height of approx. 2.8m, the extension will be finished with a flat roof and include two windows in the rear elevation and serve a kitchen/diner area. A bifold door will also be inserted into the rear elevation.

Existing Elevations



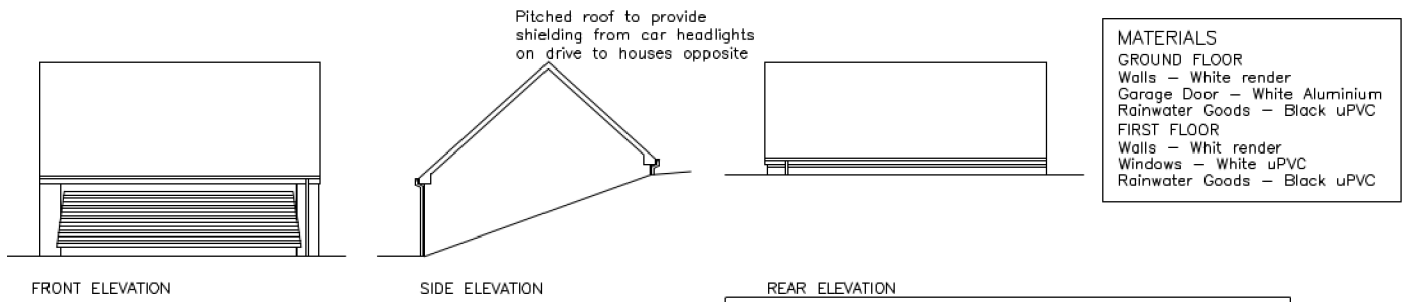
Proposed Elevations



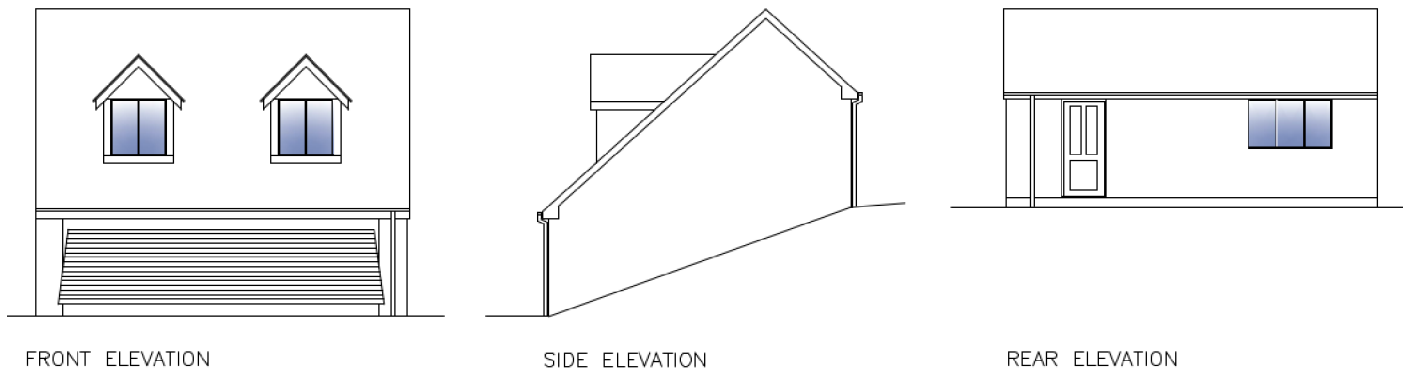
Previously refused application



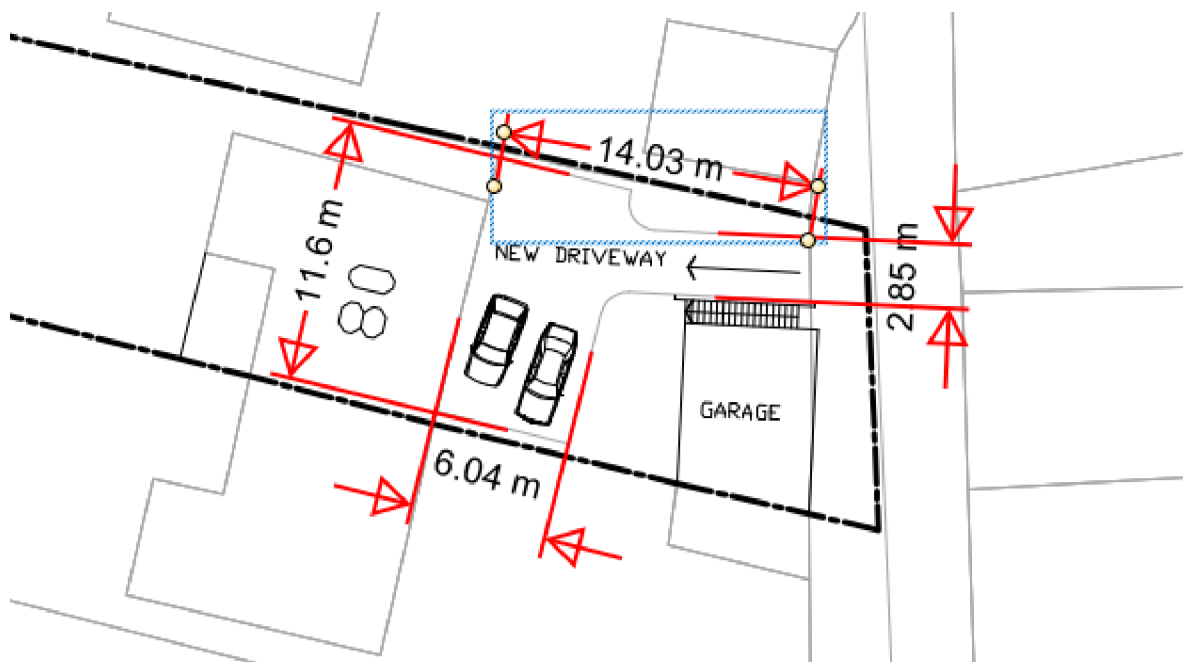
The proposal also shows an extension to the existing garage including the introduction of a dual pitch roof. The proposed garage will have a width of approx. 8.1m and a depth of approx. 6.5m. The garage will be positioned on an incline and so it will have a height of approx. 5.6m from the main street and 3.2m from the rear elevation. The garage will have a cat slide style roof which will include an up and over door in the front elevation.

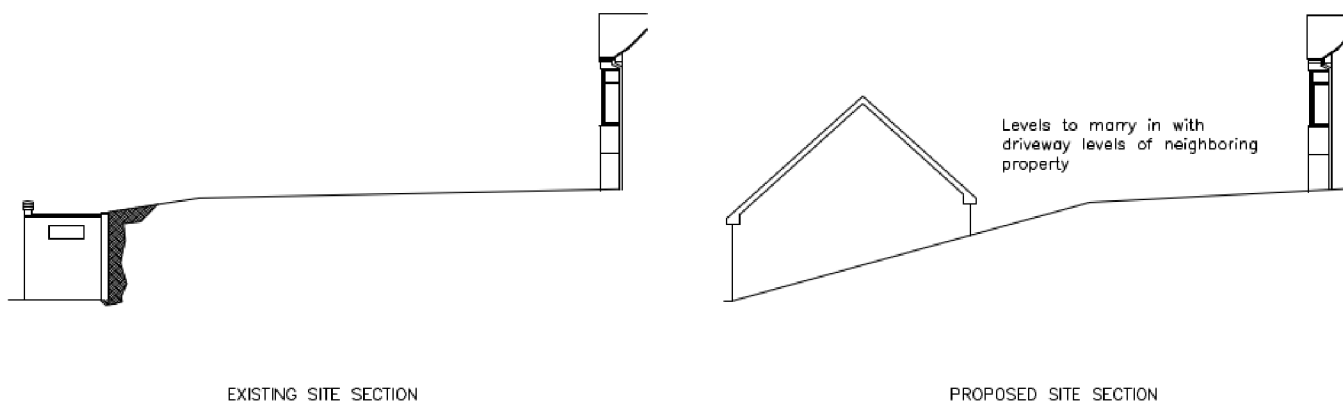


Previously Refused application



The proposed drive will require a significant engineering operation which will require excavation of the front garden to allow for off road parking.





Character and Appearance

The application site is a semi-detached bungalow situated in a rural settlement which is inset from the greenbelt. The property adjoins No 82 which forms the other half of the semi. The site has been extended with front and rear dormers and has a front garden which is situated on a steep incline which slopes down towards the highway, the property is therefore accessible via steps. The existing garage is built on the same level as the highway with the garden area contained behind it, it is attached to the neighbouring flat roofed garage and so there is a shared party wall. The garage is a later addition to the property and was constructed circa 1986.

Rear Elevation of No.82



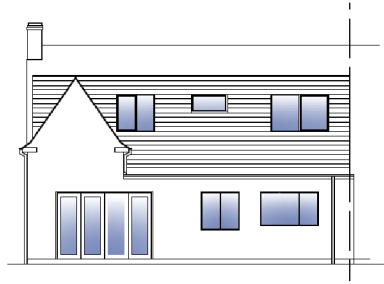
Front Elevations of No.80



The revised proposal has omitted the previously proposed extension to the front dormer, however it has maintained the enlargement of the rear dormer including the erection of a part single and part two storey rear extension.

The councils design guidance states;

Alignment of Windows: Should include window position and design which reflects the position, design and character of windows to the lower levels of the host original building.



Below is an extract from the delegated report for application 20230285:

“The proposed dormer would result in misaligned fenestration which does not reflect the windows of the existing dwelling. Furthermore, the proposed dormer would introduce a significant amount of bulk and massing which would overwhelm the roof and so the site would appear overdeveloped. The first floor extension would result in a rear facing gable which would have eaves which exceed the height of the original dwelling. This is unacceptable and constitutes poor design. The single storey rear extension is acceptably designed and is a subservient addition to the dwelling.”

The revised submission has maintained the design of the rear dormer and first floor extension and has failed to address the previous concerns which were raised. The current proposal is therefore considered to be of a poor design which does not comply with the requirements of CS19 Local Plan Core Strategy 2014 and SPD4 – Householder Alterations and Extensions Guidance (2021).

The proposed extension to the front garage has been amended and has removed the first-floor element and proposed dormers. Within the immediate street scene it is evident that the proposed garage would be prominent and out of character owing to its height and roof form. Within the immediate vicinity the proposed enlargement of the garage would introduce excessive bulk and massing to the structure which would constitute overdevelopment of the site.



The proposed driveway is considered acceptable and would be constructed of block paving however should permission be forthcoming a condition would be imposed to ensure a landscaping plan is provided to

evidence there will be some biodiversity maintained.

The proposed alterations to the would introduce excessive bulk and massing to the site and is deemed harmful to the character and appearance of the wider streetscene. The proposal is therefore considered to be contrary to the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 the National Planning Policy Framework 2021.

Amenity of Future Occupiers

The application site benefits from a generous garden and so post development there will be sufficient private amenity space to serve the needs of the development.

The proposed bedrooms will be served by adequate natural light and ventilation, however bedroom 4 will be slightly below the preferred standard as it measures approx. 7.25sqm which is below the 7.5sqm in the council's technical standards, however on balance as the bedroom is only marginally below the set standard so it is deemed acceptable.

The proposal adequately safeguards the amenity of existing occupiers.

Neighbouring Amenity

The proposed alterations to the host dwelling are not liable to harm the amenity or privacy of the adjoining occupier. The single storey rear extension is of a subservient appearance and not excessive in height and due to the path of the sun there will not be any loss of light to the neighbouring property.

The proposed garage is in a prominent position as it will be situated at the front of the property and closer to the properties opposite, however its siting means it would not impact on any of the surrounding properties' amenities.

The proposal is therefore considered to adequately safeguard the amenity of neighbouring properties.

Parking and Highways

The proposal will increase off road parking provision at the site and increase the size of the garage so that it can accommodate multiple vehicles off road.

The proposal is deemed compliant with the requirements of SPG4 - KCC Parking Standards 2006.

Any Other Material Planning Considerations

Rural Settlements Inset from Greenbelt - The application site is inset from Green Belt and as such, Policy CS02 of the Gravesham Local Plan Core Strategy September 2014 is relevant. Policy CS02 prioritises development in the urban area as a sustainable location for development. In the rural area it states that development will be supported within rural settlements that are inset from the Green Belt and defined on the Policies Map. Development outside those settlements (which is not the case here), will only be supported where it is compatible with national policies for protecting the Green Belt and policies in the Local Plan Core Strategy.

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within Istead Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Istead Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

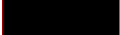
Conclusion & Recommendation

The proposed rear extensions will result in development which constitutes over development due to their bulk and scale and reflect poor design which is not subservient to the original property contrary to Policy CS19 of the Local Plan Core Strategy 2014 and Para 130 of the NPPF 2021.

The proposed enlargement to the garage would result in over-development of the site which would harm the character and appearance of the wider area. The proposal is therefore considered to be contrary to the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014, and paragraph 130 the National Planning Policy Framework 2021.

The proposal is contrary to planning policy and is recommended for refusal.

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	14th August 2023	Dated:	25th August 2023